

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING, HELD AT 7:00 P.M., MARCH 27, 2017, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Ronald Abraham, Vice Chairman Mike Potter, Commissioners Janice Bell, Sergio Garcia, Sherry Williams, Dharma Dharmarajan and Jennifer Vidler

**Absent:** None

**Staff:** Assistant Director Planning & Development Services Jeff Armstrong, Manager of Planning and Zoning Garrett Langford, Planner Lauren Simcic, First Assistant City Attorney Paula Anderson

Chairman Abraham called the regular meeting to order and declared a quorum present.

**I. APPROVAL OF THE MINUTES**

Ms. Bell stated that Ms. Williams should be removed from the present list. A motion was made by Mr. Potter and seconded by Mr. Garcia to approve the March 13, 2017 meeting minutes with the correction stated by Ms. Bell. The motion passed unanimously.

**II. PLAT**

**A. Public hearing and consideration of a replat of Rollingwood Hills Addition, Block E, Lots 21 and 22, submitted by Alicia Marie Charles, located at 124 and 128 Woodbridge Way, (Rollingwood Hills Addition, Block E, Lot 21-R).**

Mr. Langford presented the plat and indicated that because it is a residential replat it required property owner notification and a public hearing. He also stated that the Texas Local Government Code requires the Commission to approve plats that meet the Subdivision Ordinance requirements. Staff recommended approval. There was one comment form returned in favor and seven in opposition. Mr. Abraham opened the public hearing. Bruce Turner, 4724 Knollview Ln., said that he is in favor and that it would be good for the community. Audrey Carter, 205 Woodbridge Way, read a statement from neighbors in opposition to the replat. Antonio Gonzalez, 204 Woodbridge Way, stated that he is opposed and that a large house would look bad in the area. Mr. Abraham closed the public hearing. Mr. Dharmarajan asked if the property owner is here. Mr. Langford said no. A motion was made by Ms. Vidler to approve the request with staff recommendations and seconded by Ms. Williams. The motion passed unanimously.

**III. REZONING**

**A. Public hearing and consideration of a request to rezone property from General Retail to General Retail with a Conditional Use Permit to allow the sale of use merchandise for a resale and consignment store, submitted by Amber Wilkins on property described as Meadow Creek Retail Phase 1 Replat, Block A, Lot 1, located at 1515 E. Kearney Street, Suite 200 (Zoning File No. 1353-39-2016).**

Ms. Simcic briefed the Commission on the request. Staff recommended approval with six conditions. No comment forms were returned in favor. Two were returned in opposition. Applicant, Amber Wilkins stated that she wants to operate a resale shop. Donations would be accepted only during business hours and would be accepted inside the store only. People could receive store credit for goods they donate. Ms. Vidler asked if she looked for property in areas already zoned for used merchandise. Ms. Wilkins said no, that she found that best lease situation to meet her needs. Ms. Williams asked if she has ever done this kind of business before. The applicant said no. Ms. Williams asked if inventory would strictly be from donations. Ms. Wilkins said she would get items from auctions as well. Ms. Williams expressed further concerns about donations and asked about pricing. Ms. Wilkins said that brand name clothes would be priced higher, like \$8 and t-shirts would sell for 50 cents. Ms. Bell asked about outdoor storage and her concern about people dropping off items outside during non-business hours. Ms. Wilkins said she would have signage and surveillance to help with that. Chairman Abraham opened the public hearing.

Jessica Tierney, Realtor, spoke in favor and that she is helping Ms. Wilkins achieve her dream. Bruce Turner, 4724 Knollview Ln., said that he is opposed. He does not believe that Mesquite needs another resale shop and questioned whether it would bring new customers to Mesquite. Thurman Alexander, 4910 Dublin Creek Ln., Parker, Texas, owner of the shopping center, spoke in favor. Sophia Tierney spoke in favor. She stated that people from all walks of life shop at secondhand stores.

Chairman Abraham closed the public hearing. Ms. Vidler stated that other areas of Mesquite may be better suited for this use. Mr. Dharmarajan agreed. Ms. Williams said that it is important for business people to look around for a good location, but their budget is also important. A motion was made by Ms. Williams and seconded by Mr. Potter to approve the request with Staff recommendations. The motion passed by a vote of 4 in favor and 3 opposed (Bell, Dharmarajan and Vidler dissenting).

#### **IV. DIRECTOR'S REPORT**

- A. Director's Report on City Council action on zoning items at their meeting on March 20, 2017.**  
Mr. Langford stated that there is nothing to report.

**There being no further business for the Commission, the meeting adjourned at 7:40 P.M.**

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**Ronald Abraham, Chairman**